

Simple solutions
for complex Centers.



odos
SERVIZI

Odos Servizi

Thanks to the technical and management expertise we have garnered from managing 65 properties mainly intended for retail use, we can meet all the real estate, retail and marketing needs our Customers may have.

MANAGEMENT

Organization and monitoring of galleries, management of common area fees, legal services.

RENTAL

Marketing and remarketing services, strategic leases.

LEASING

Full management of leases, subleases, and business unit leases.

TECHNICAL MANAGEMENT

Building management, strategic oversight, safety and security, due diligence and digital data room services, energy management and renewable energy plant management (geothermal, photovoltaic plants, etc.).

MARKETING

Planning, advanced geomarketing services, advertising and monitoring of advertising activities.

Events, and on- and offline communication.

ASSIST SPECIALTY LEASES

Temporary shops, pop-up stores, advertising, and digital services.

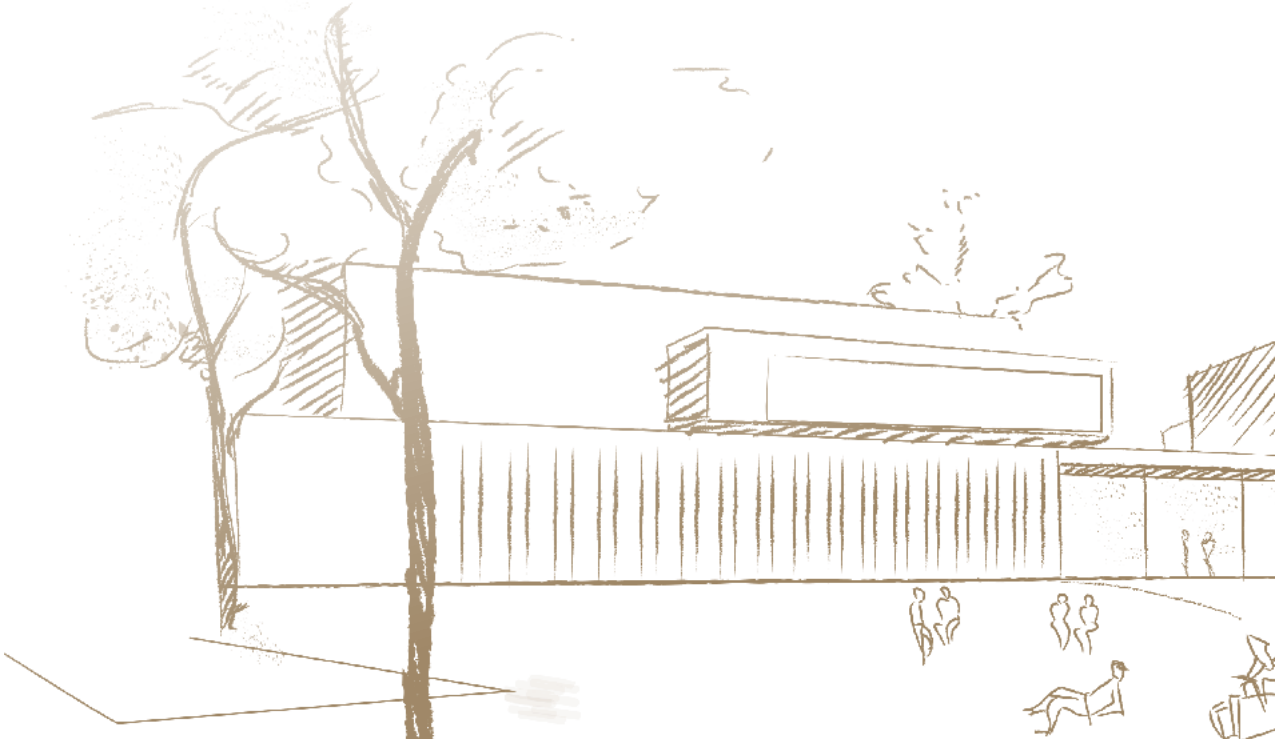
Being at the Center of value

We select appropriate Retailers for **unleased premises or property which is going to be vacant**, by supporting Customers from the planning to the opening stage.

The selection involves the verification of the Retailers' guarantees required as well as guiding Customers during negotiations and upon execution of contracts.

A distinctive approach

- **We carefully examine the characteristics of the property we manage**, also by taking account of any management activities already performed by the Customer.
- **We adopt a dedicated approach to every Center**, by specifically analyzing its context: users, local government, entities and associations operating in the area, retail potential, target business plan.
- **We design tailored solutions**, in line with the strategic objectives and guidelines provided by the institutions involved, and integrating the specific business characteristics of the area in which we operate.



A long-standing experience

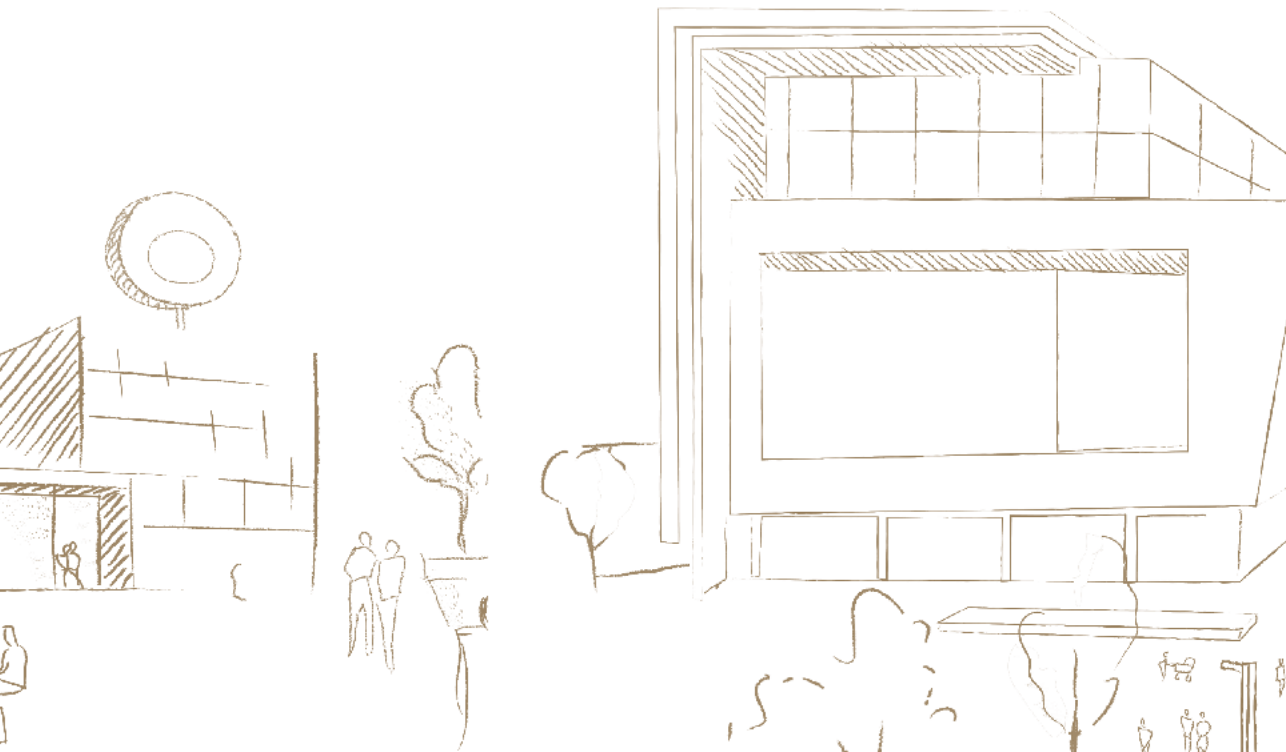
For over 30 years we have been partnering with leading asset management companies, funds, owners, and large retailers operating in the Italian real estate market.

We have always believed that a successful management of Centers is connected to **a real and ongoing local presence and constant dialogue with retailers and users.**

Our team consists of **over 70 high-profile staff**, who focus on the development of assets by applying marketing, restyling, and refurbishing strategies and measures aimed at reducing energy consumption and managing health and safety at Malls and Galleries.

Our operating approach allows us to **reduce management costs, leverage synergies and economies of scale, and ensure solid and predictable performance**, to the benefit of Owners and real estate investors.

We guarantee, to the benefit of Customers, that common areas in Centers are fully operational, and promptly intervene in case of operating problems.



Our competitive strengths

- **Reporting and document storage**

Our online information platform provides full access to periodic reports, digitalized documents, including certified substitute tax records, and it enables extensive and transparent online service comparisons.

- **Administrative/fiscal activities**

Our advanced proprietary management software is based on sector-specific workflows as part of a Business Process Management that ensures top quality in terms of schedulable and digitally traceable operations and transactions.

- **Management/technical activities**

We are available 24 hours a day, seven days a week, through a dedicated toll-free number that allows Customers to be directly in contact with management and/or technical staff without intermediaries or waste of time.

- **“Assist”, the innovation for temporary shops**

We offer a flexible and modular specialty lease to develop vacant premises, common areas and advertising spaces.





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